

## USE PERMIT PROJECT NARRATIVE

Comerica Bank is requesting a use permit for a bank on an approximately one + acre parcel zoned I-1 at 14801 N. Scottsdale Road, which is the current location of the State Farm Insurance office. The requested use permit meets all use permit criteria. The bank will not create any noise, smoke, odor, dust, vibration or illumination problems. The site is within the airpark area along Scottsdale Road and surrounded by commercial development including office and retail uses along the Scottsdale Road corridor. Because of the developed commercial uses, there will be no impact from any unusual volume of traffic, and the use is reasonably compatible with the surrounding area. The proposed bank is not adjacent to residential areas, and therefore, special use permit criteria do not apply.

The site has been designed with an access driveway to Scottsdale Road to be shared by the parcel to the south which is planned for future commercial use. The State Farm building will be demolished and site circulation and parking redesigned to serve bank needs. The four drive-thru lanes on the north side of the bank will allow patrons convenient access to a teller or ATM. With easy arterial access, ample parking and pedestrian access, clientele in the airpark area can easily reach the building for their full service banking needs. Similarly, the existing landscaping will be replaced with desert varieties in accordance with Scottsdale's design standards. The new building and landscaping will significantly update the site and enhance the area.

The proposed bank building is responsive to Scottsdale's environment and commercial texture. The architectural design and materials, with light beige brick and a copper painted roof, blends with native landscaping and is compatible with surrounding development. The design is intended to allow current patrons to recognize Comerica in its new context while simultaneously inviting new customers to become part of the Comerica banking community.

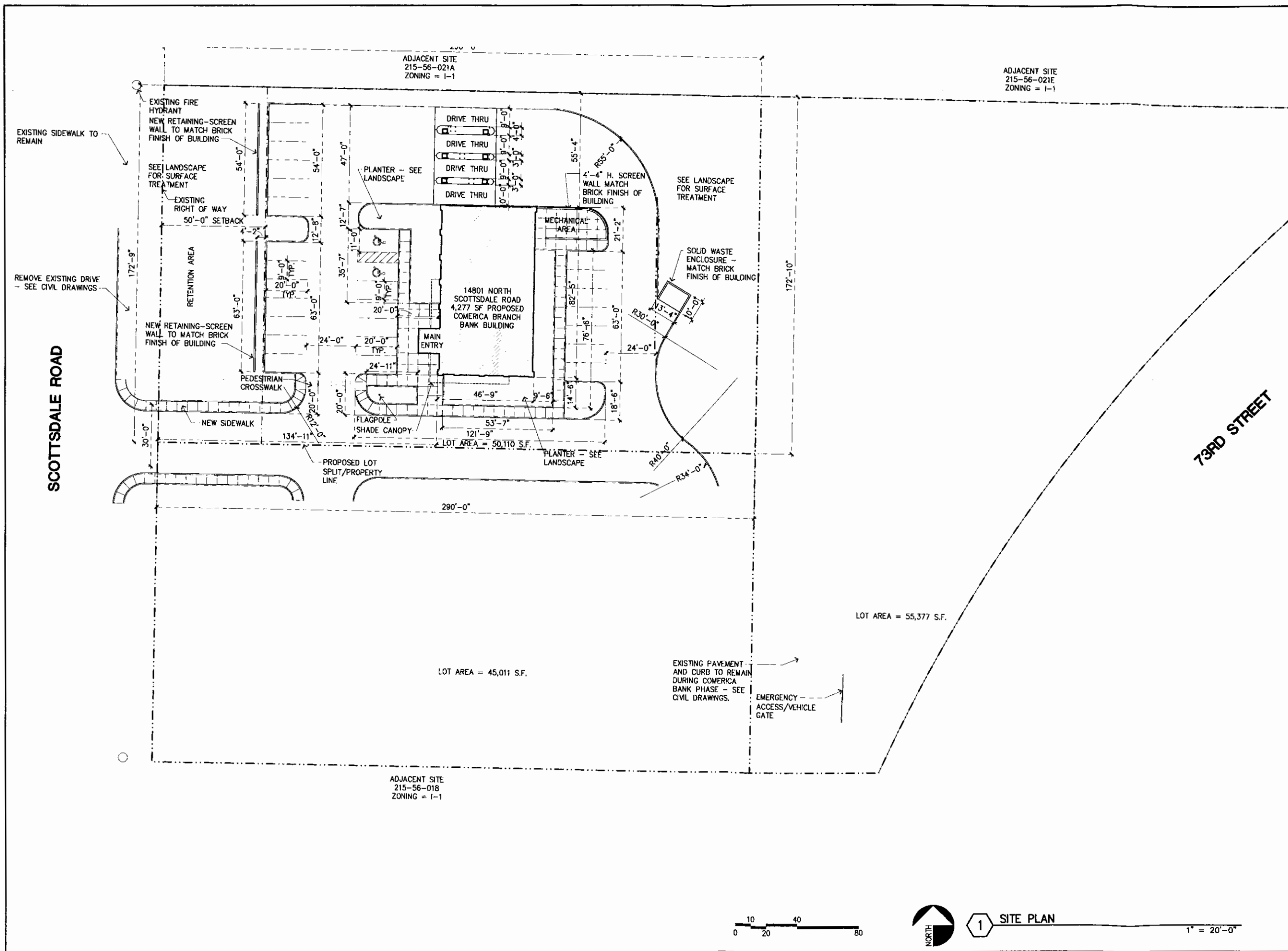
Comerica Bank is a full service banking institution based in Detroit, Michigan with locations in Florida, Texas and California. Comerica is actively seeking to expand its territory in the west which includes Arizona. The Comerica Branch Bank of Scottsdale is one of several proposed Comerica banking locations throughout Scottsdale and the Valley. Comerica is expanding its territory to the west beginning with Arizona and California. This expansion carries with it Comerica's dedication to quality and community, as well as the intent to offer clients a full range of banking amenities.

## TRIP GENERATION COMPARISON

Use	Size	ADT's
Office <sup>1</sup>	15,475 s.f.	179
Bank <sup>2</sup>	4,277 s.f.	902

<sup>1</sup> ITE Trip Generation, 6th Edition, Volume 2, Single Tenant Office Building (715)

<sup>2</sup> ITE Trip Generation, 6th Edition, Volume 2, Average Drive-In (912) and Walk-In Bank (911)



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2333 North Central Avenue  
Phoenix, Arizona 85004-1352  
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TRAMMELL CROW COMPANY  
**COMERICA BANK**  
14801 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85260

OWNER:  
  
DEVELOPER:

546-PA-04  
USE PERMIT  
SUBMITTAL

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SHEET TITLE:  
**SITE PLAN**

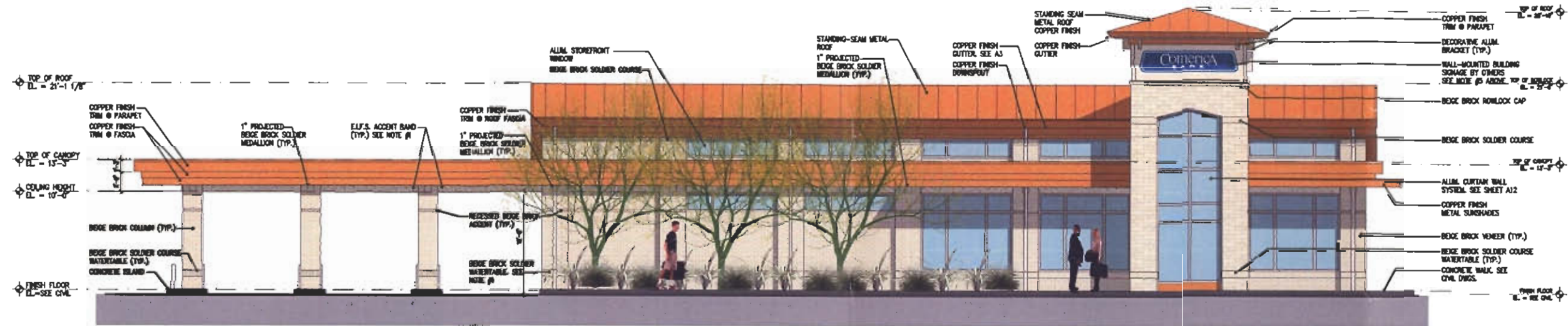
SHEET NUMBER:  
**SP-1**

DESIGN BY: CTI	REVIEWED BY: JL
DATE: 1/18/04	PAGE/NUMBER: 0424.00

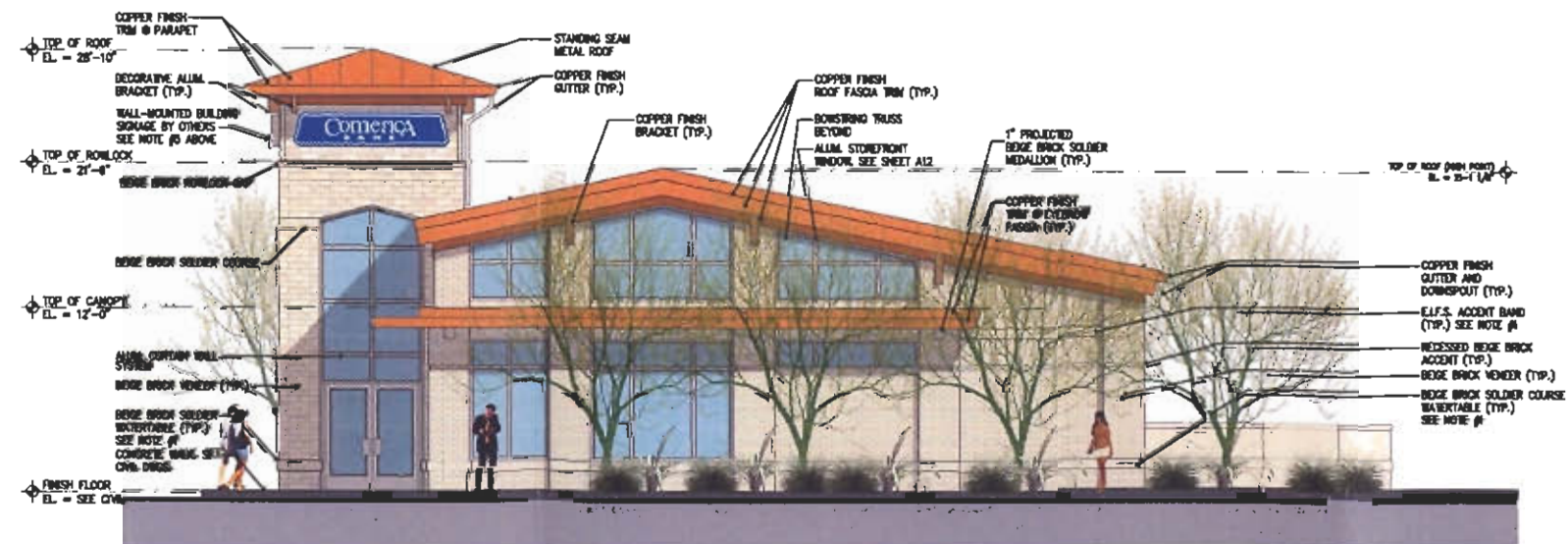


# **ELEVATION NOTES**

1. STUCCO ACCENT BAND AND WATERTABLE TO BE FLUSH AT ALL BEIGE BRICK PILASTERS & COLUMNS, AND HAVE 1 1/2" PROJECTION ON ALL TYPICAL BEIGE BRICK WALL VENEERS (BETWEEN PILASTERS).
2. COPPER FINISH GUTTERS AND DOWNSPOUTS TO MATCH COPPER FINISH PANELING AT FASCIA.
3. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LOUVERS, PIPING VENTS, AND OTHER THRU-WALL PENETRATIONS.
4. BANK EQUIPMENT BY OTHERS. O.C. TO COORDINATE LOCATION AND INSTALLATION W/ BANK EQUIPMENT SUPPLIER.
5. BUILDING SIGNAGE BY OTHERS. O.C. TO COORDINATE LOCATION AND INSTALLATION W/ SIGNAGE SUPPLIER (REFER TO ELECTRICAL DWGS. FOR LIGHTING REQUIREMENTS).



**WEST ELEVATION**  
 3/8"=1'-0"



**SOUTH ELEVATION**  
 3/8"=1'-0"

TRAMELL CROW COMPANY  
**COMERICA BANK**  
 14801 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85260



**546-PA-04**  
**USE PERMIT**  
**SUBMITTAL**

KEY:

WEST ELEVATION  
 SOUTH ELEVATION

**A3**  
 DRAWN BY: CTI  
 DATE: 11/18/04  
 REVIEWED BY: JH  
 REVIEWED DATE: 04/24/09



TRAMMELL CROW COMPANY  
**COMERICA BANK**  
 14801 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85260

OWNER:  
**Comerica**  
 DEVELOPER:  
 Trammell Crow Company

**540-PA-04**  
**USE PERMIT**  
**SUBMITTAL**

KEY:

**EAST ELEVATION**  
**NORTH ELEVATION**

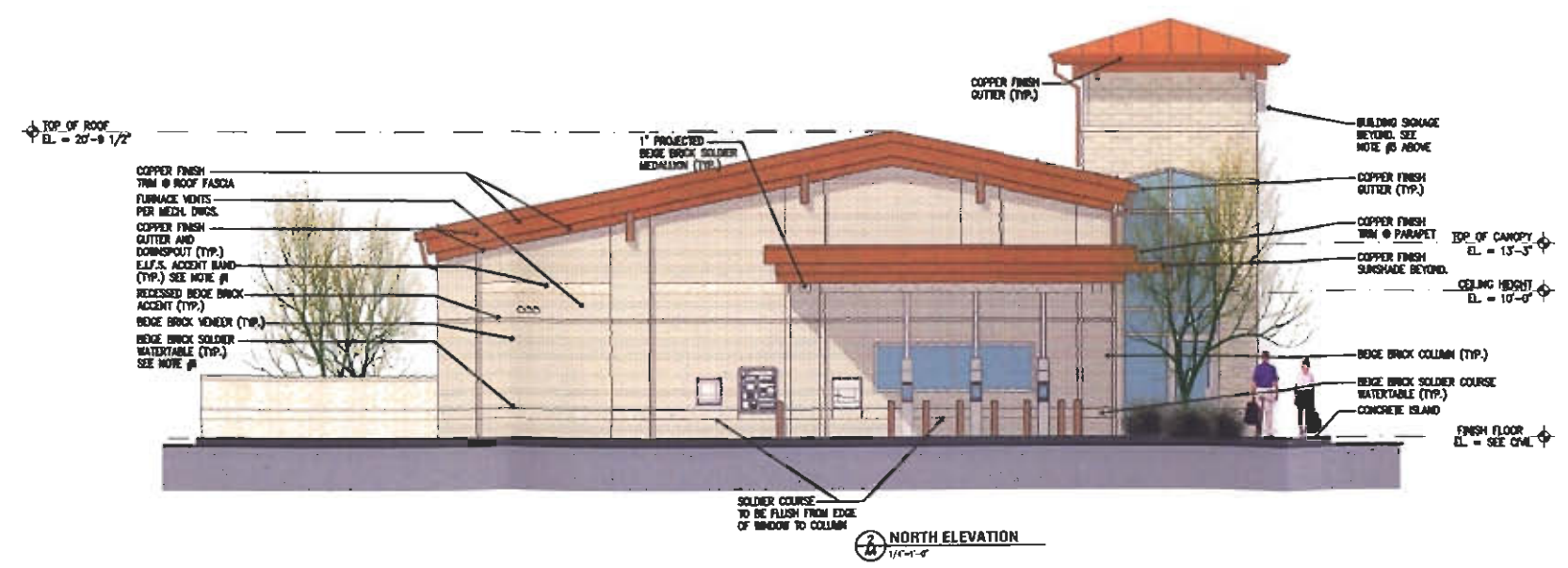
NOT SCALE  
**A4**  
 DRAWN BY: C.T.  
 CHECKED BY: J.U.  
 DATE: 11/18/04  
 PROJECT NUMBER: 0424.00

**ELEVATION NOTES**

1. STUCCO ACCENT BAND AND WATERTABLE TO BE FLUSH AT ALL BEIGE BRICK PLASTERS & COLUMNS, AND HAVE 1 1/2" PROJECTION ON ALL TYPICAL BEIGE BRICK WALL MEMBERS (BETWEEN PLASTERS).
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**1 EAST ELEVATION**  
 1/4"=1'-0"



**2 NORTH ELEVATION**  
 1/4"=1'-0"